

## Staff Summary Report



City Council Meeting Date: 07/17/03

Agenda Item Number: 38

**SUBJECT:** This is the first public hearing for the expansion of the South Tempe Water Treatment Plant for a use permit to add new buildings, remodel existing facilities, and one variance, located at 6600 South Price Road.

**COMMENTS:** **PLANNED DEVELOPMENT (0406)** This This is the first public hearing for **SOUTH TEMPE WATER TREATMENT PLANT** (City of Tempe, property owner) located at 6600 South Price Road. (CC030055)

**#SIP-2003.60** for a new Site Plan for a one-story building consisting of 2,768 s.f., including the following:

Use Permit:

Allow the expansion and remodel of the Water Treatment Plant in the AG Zoning District.

Variances:

Waive the screening requirement of the new and existing mechanical equipment on the roof of the existing disinfection building:

**PREPARED BY:** Hector Tapia, Senior Planner (480-350-8586)

**REVIEWED BY:** Steve Venker, Planning & Zoning Manager (480-350-8920)

**LEGAL REVIEW BY:** N/A

**FISCAL NOTE:** N/A

**RECOMMENDATION:** Approval

**ADDITIONAL INFO:** The City of Tempe Water Utilities Department is in the process of expanding the South Tempe Water Treatment Plant to allow for a new UV disinfection building and for a new chemical storage and feed systems. The City's intention, with the proposed facilities, is to eliminate the use of gaseous chlorine on site with disinfection of water by other non-hazardous chemicals and ultraviolet light. Therefore, the requested use permit is for the intensification of an existing use permit. The variance would waive the screening of the on-roof mechanical equipment of an existing UV Disinfection building. Planning staff supports this request subject to conditions. Up to this date, no public input has been received. **Note: On July 10, 2003, City Council introduced this request.**

- ATTACHMENTS:**
1. List of Attachments
  2. Comments / Reason for Approval
  3. Conditions of Approval
  4. History & Facts, Description

- A. Location Map
- B. Letter of Explanation/ Intent
- C. Site Plan
- D. UV Floor Plans
- E. Elevations/Building Sections
- F. Aerial Photo

**COMMENTS:** The City of Tempe Water Utilities Department is in the process of expanding the South Tempe Water Treatment Plant to allow for a new UV disinfection building and for a new chemical storage and feed systems. The City's intention, with the proposed facilities, is to eliminate the use of gaseous chlorine on site with disinfection of water by other non-hazardous chemicals and ultraviolet light. Therefore, the requested use permit is for the intensification of an existing use permit. The variance would waive the screening of the on-roof mechanical equipment of an existing UV Disinfection building.

**Use Permit**

The use permit appears to pass the ordinance test. The proposed expansion and new building will be located far from the residential neighborhood located to the east and north of the treatment plant. The proposed expansion will operate much like the normal operations of the plant. No additional odor, dust, gas, noise, vibration, smoke or other nuisances will be generated. The added expansion should not create any deterioration or disruptive behavior to the surrounding properties or neighborhoods.

**Variance**

The requested variance to waive the screening requirement of new and existing mechanical equipment on the roof of the new disinfection building should not be detrimental to the surrounding area.

Planning staff supports this request subject to conditions. Up to this date, no public input has been received.

**Note: On July 10, 2003, City Council introduced this request**

**REASON(S) FOR**

- APPROVAL:**
1. The expansion, remodel, and new building have been designed to match the existing facilities on site.
  2. The proposed use permit and variance requests appear to function in an acceptable manner and should have no detrimental effects on adjacent properties and appears to pass the ordinance tests.

**CONDITION(S)  
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.  
  
b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the Code of the City of Tempe - Section 25.120.
3. A valid building permit shall be obtained and substantial construction commenced **on or before August 14, 2004** or the variance and use permit shall be deemed null and void.
4. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
5. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
6. All applicable Design Review Board conditions of approval shall be adhered to.

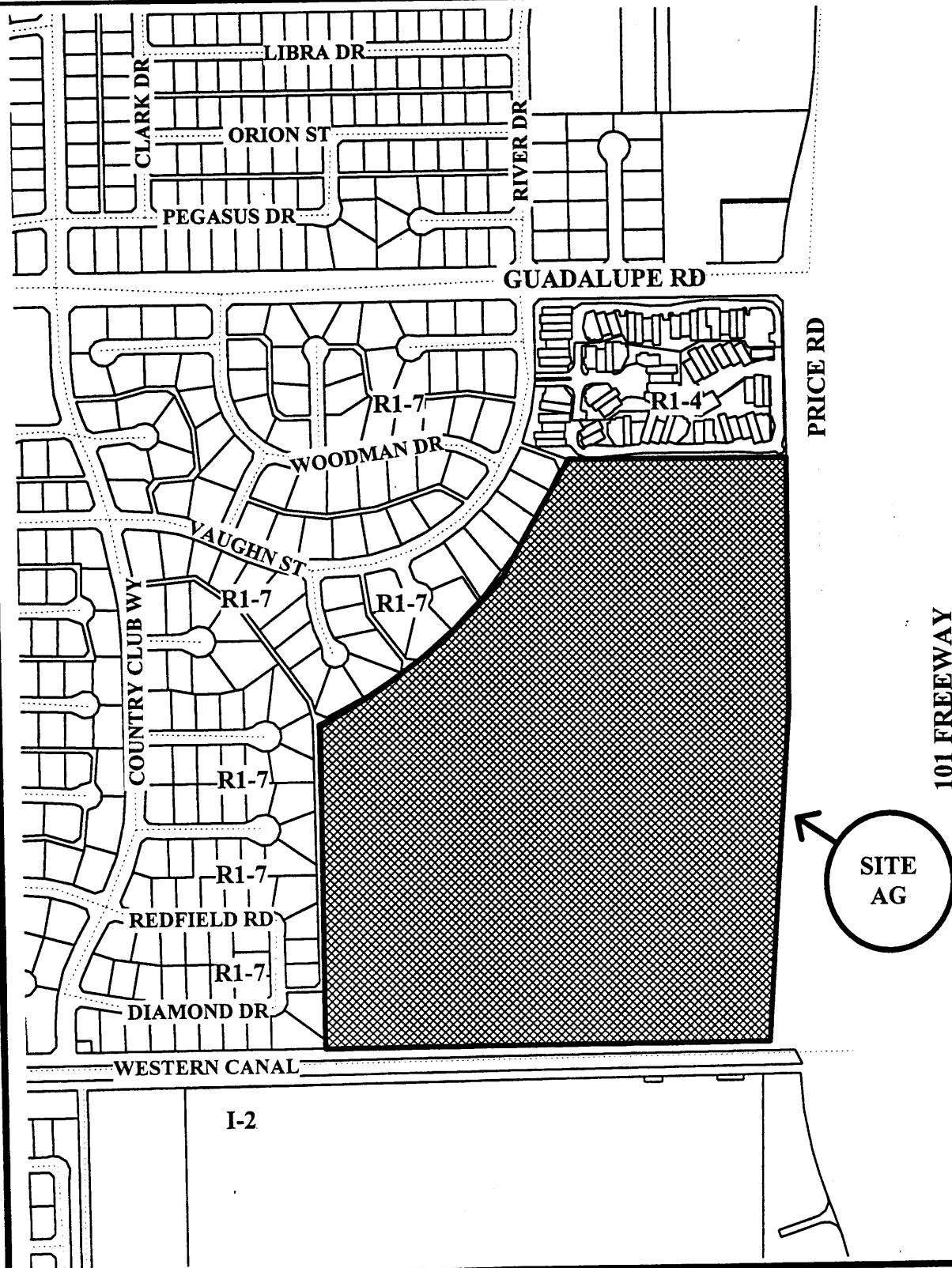
## **HISTORY & FACTS:**

<u>June 6, 1979.</u>	The Design Review Board approved building elevations, site and landscape plans for establishment of a sixty acre water treatment facility at 6600 South Price Road.
<u>November 21, 1984.</u>	The Design Review Board approved an extensive expansion to the existing water treatment facility. This expansion includes additional pre-final sedimentation basins and necessary support equipment. The site is located at 6600 South Price Road.
<u>January 17, 1995.</u>	The Hearing Officer approved a variance to partially waive the screening requirement for a ground mounted chlorine scrubber mechanism in order to provide for increased worker surveillance and safety. The site is the South Tempe Water Treatment Plant at 6600 South Price Road.
<u>October 25, 1995.</u>	The Design Review Board Staff approved a Fuel Storage Tank for the South Tempe Water Treatment Plant at 6600 South Price Road.
<u>July 28, 1999.</u>	The Design Review Board Staff approved the addition of security gates and masonry walls at the South Tempe Water Treatment Plant at 6600 South Price Road.
<u>July 17, 2000.</u>	The Design Review Board Staff approved two shade canopies for an existing fluoride storage tank and an existing chlorine scrubber unit for the South Tempe Water Treatment Plant at 6600 South Price Road.
<u>January 31, 2001.</u>	The Design Review Board approved the addition of non-occupied water treatment facilities and minor internal renovations to the plant office and administration building. The site is the South Tempe Water Treatment Plant at 6600 South Price Road.
<u>January 15, 2003.</u>	The Design Review Board approved the building elevations, site and landscape plans for the Environmental services Building located at 6600 South Price Road in the AG, Agricultural District.
<u>July 10, 2003.</u>	City Council introduced this request.

**DESCRIPTION:** Owner – City of Tempe, Tom Wilhite, Project Coordinator  
Applicant – Carollo Engineers, Robert Johnson, A.I.A.  
Engineer – Carollo Engineers  
Existing zoning – AG  
Site Area – 58.44 (the overall Water Treatment Facility)  
Building area – 316,959 s.f.  
Total new building area – 2,768 s.f.  
Parking required – 60 spaces  
Parking provided – 60 spaces

# **SOUTH TEMPE WATER TREATMENT PLANT**

**SIP 2003.60**



**Location**

**A**



*Dedicated to creative,  
responsive, quality solutions  
for those we serve.*

June 18, 2003  
6300C.10



City of Tempe  
Development Services Dept.  
31 East 5th Street  
Tempe, AZ 85282

Attention: City Council Members

Subject: Use Permit and Variance Request  
South Tempe Water Treatment Plant  
Project/Case #SPR03007

Honorable Council Members:

The South Tempe Water Treatment Plant is owned and operated by the City of Tempe at 6600 South Price Road, Tempe. The plant was originally constructed in 1979. Many additions and alterations to the facility have been completed since this date. It is in operation 24 hours a day, 365 days a year. A Use Permit is required for additions to the facility.

In accordance with the requirements of the Planning and Zoning Commission, this request for a Use Permit is to allow a public utility facility in the Zoning District, occupied by the South Tempe Water Treatment Plant, and to modify the use of the above facility with the addition of new chemical storage and feed systems at the north and east sides of the existing Disinfection Building and a new UV Disinfection Building. The purpose of the project is to eliminate the use of gaseous chlorine on site with disinfection of water by other non-hazardous chemicals and ultraviolet light.

This intended use will not cause an increase in vehicular traffic, nor will it increase any ambient condition, which would be detrimental to the surrounding area.

On behalf of the Owner, Tempe Water Utilities Department, we respectfully request that a Use Permit be granted for this purpose.

Concurrent with the Use Permit, a request is made for a variance to screen new mechanical equipment on the roof of the existing Disinfection Building. The Zoning Ordinance requires that all exposed rooftop mechanical equipment be visually screened. Due to the long distance of its location, relative to Price Road, the building is sequestered behind other existing structures, thus reducing and, in some cases, blocking its view. The visual impact of the mechanical unit is negligible in scale of its surroundings.

We believe it will not adversely affect current views into the plant, nor will it increase any ambient condition, which would be detrimental to the surrounding area.

*B*

City Council  
City of Tempe  
June 16, 2003  
Page 2

On behalf of the Owner, Tempe Water Utilities Department, we respectfully request that a variance to the requirement for screening of mechanical equipment be granted for this building.

Sincerely,

CAROLLO ENGINEERS, P.C.

*Robert Johnson, A.I.A.*

Robert Johnson, A.I.A.

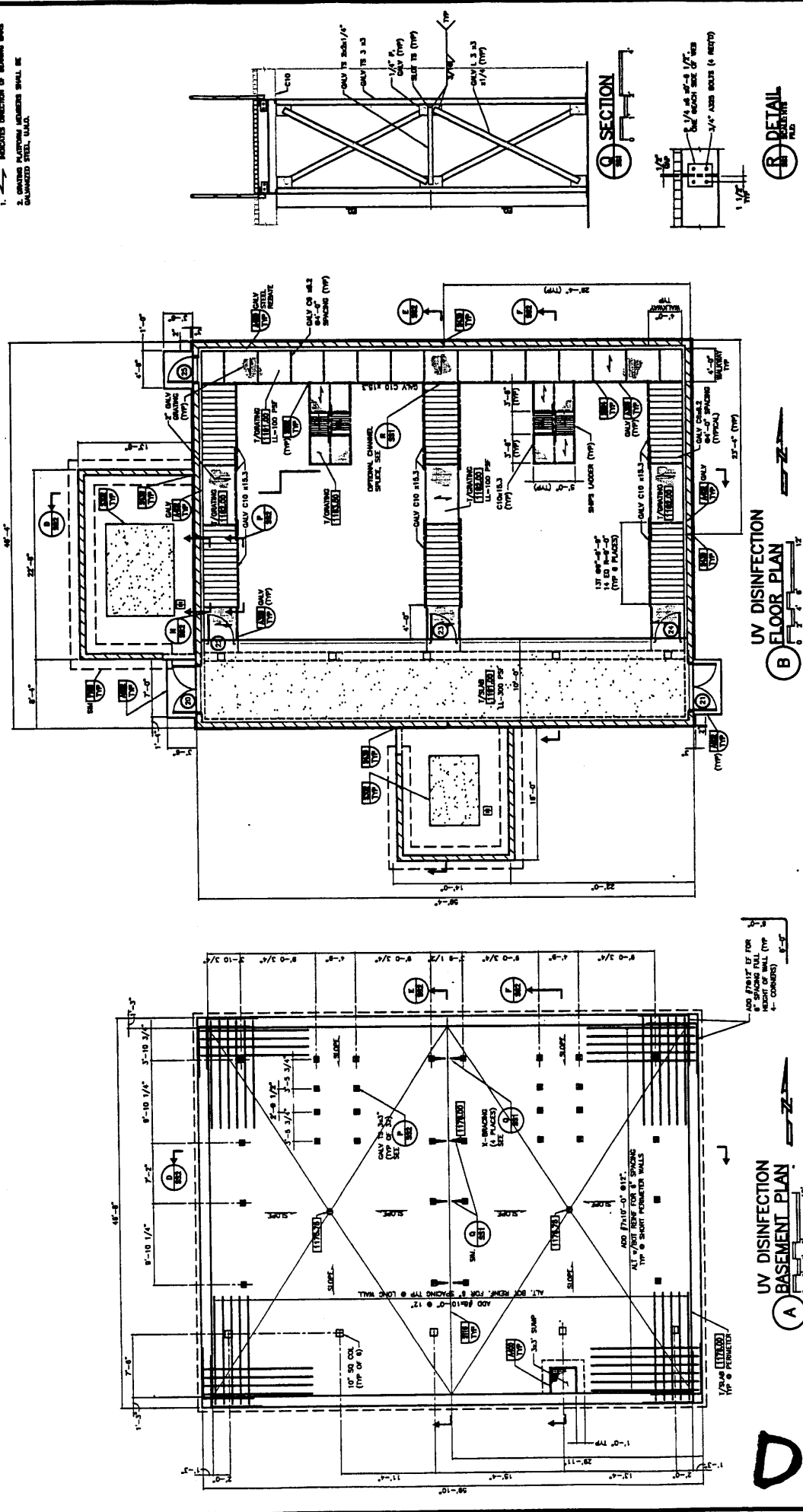
RJ:ma

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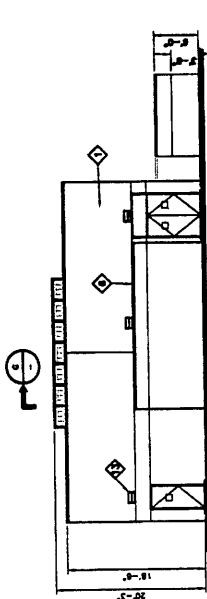
- NOTES**
1. INDICATES DIRECTION OF BEARING STEEL
  2. BEARING PLATE NUMBER SHALL BE GALVANIZED STEEL, U.S.A.



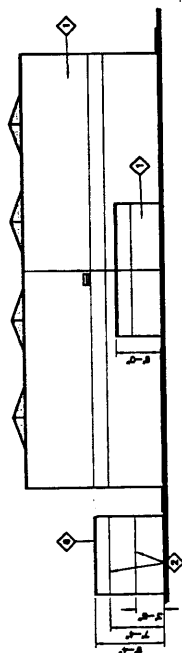
PROJECT NO. 881	SOUTH TIDE WTP BASEMENT & FLOOR PLAN	881	881	881	881	881	881	881
DISINFECTION TECHNOLOGY AND MANUFACTURING IMPROVEMENTS ARCHITECTURAL	SOUTH TIDE WTP BASEMENT & FLOOR PLAN	881	881	881	881	881	881	881
PROJECT NO. 881	SOUTH TIDE WTP BASEMENT & FLOOR PLAN	881	881	881	881	881	881	881
PROJECT NO. 881	SOUTH TIDE WTP BASEMENT & FLOOR PLAN	881	881	881	881	881	881	881

90% SCHEMATIC-NOT FOR CONSTRUCTION

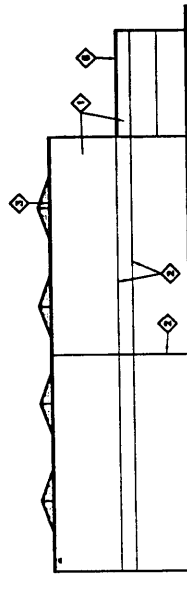
1	STUCCO FINISH OVER GUA-TIT
2	INSULATION JOINT IN STUCCO
3	PERMANENT SETBACK
4	METALLICALLY-FINISHED SMALL WARRANTY OVER 1/2" METAL WARRANTY OVER 1/2" METAL
5	WOOD ROOF BOULDER AND METAL
6	ON RECTOR-SEE ARCH OVER
7	PRETIN METAL COING
8	STEEL BEAM-SEE STREET OVER
9	3" ROOF FINISH
10	3" CHIMNEY BEAM
11	WALL BELT TO UNDERCOP OF
12	ROOF FINISH BELOW, SEE STY
13	ROOF CHIMNEY FROM TOPPED
14	LIGHT FINISH-SEE ELEC OVER



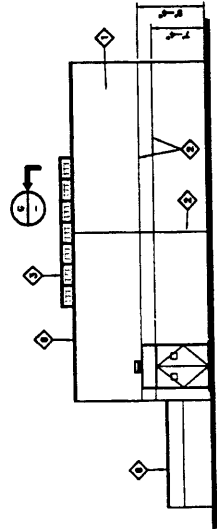
WEST ELEVATION



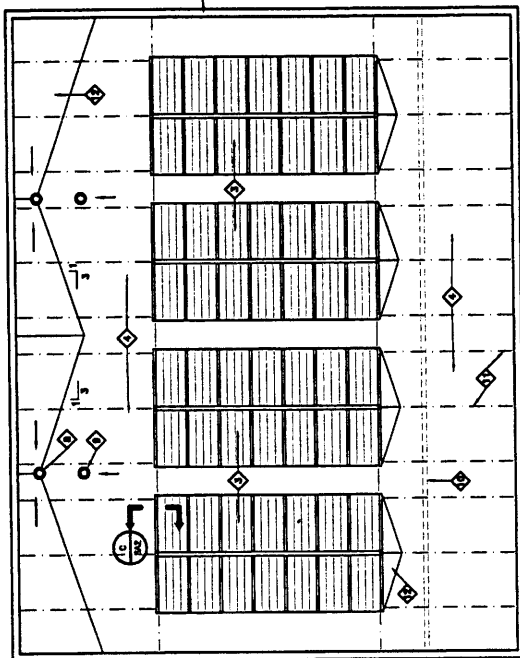
SOUTH ELEVATION



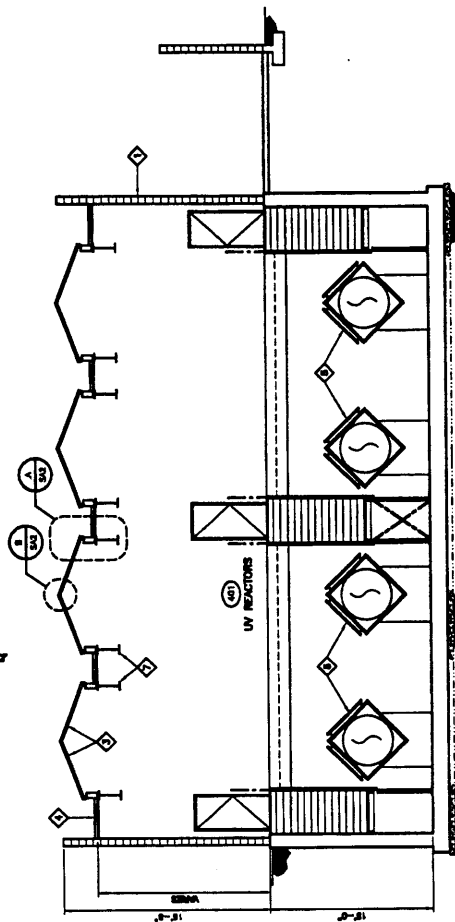
NORTH ELEVATION






EAST ELEVATION



ROOF PLAN

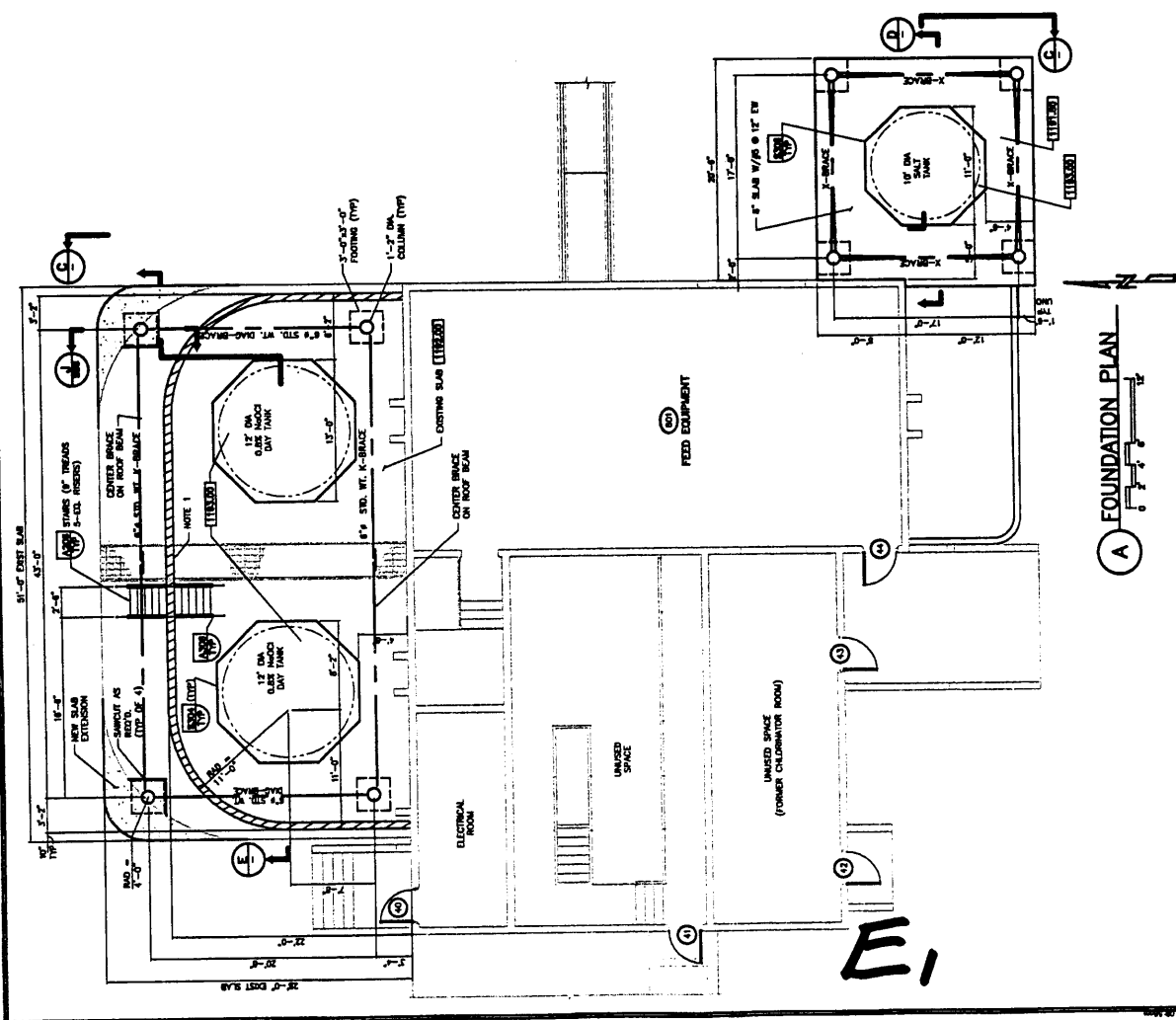
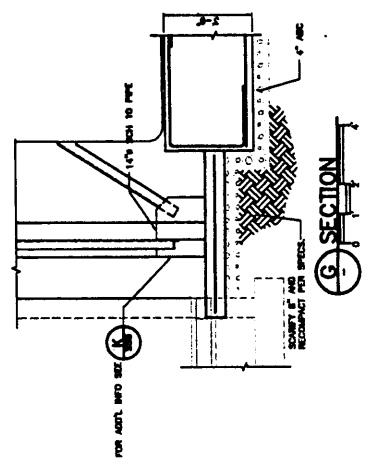
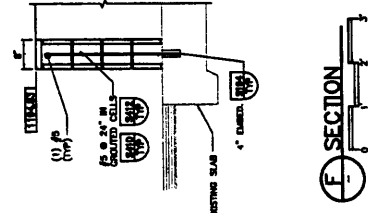
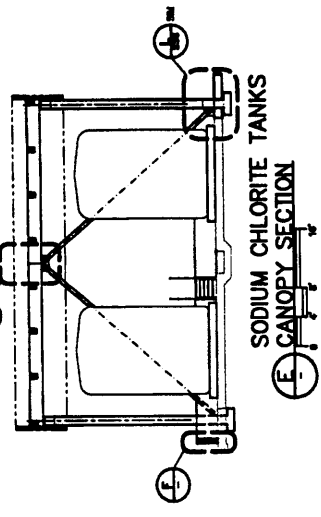
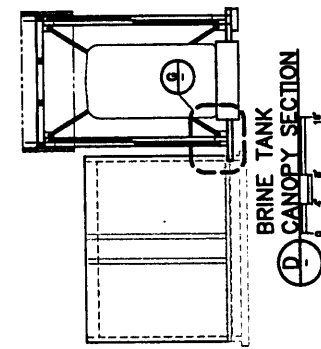
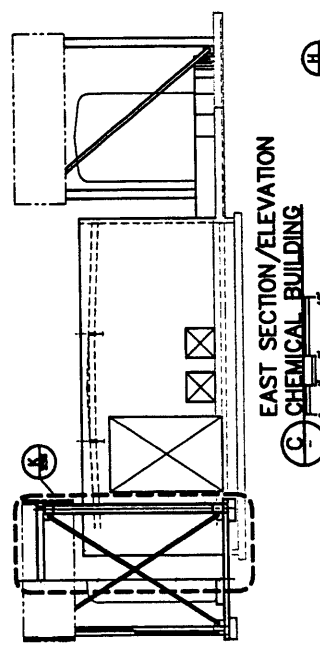


BLDG SECTION

DATE BY DESCRIPTION	RECORD STAMP INFO	Sub-Consultant Logo Here		PROJECT NUMBER	PARTIAL		CITY OF TEMPE		CONSTRUCTION TECHNOLOGY AND IMPROVED LIVING IMPROVEMENTS				ARCHITECTURAL				UV BUILDING EXTERIOR ELEVATIONS, BLDG SECTION ROOF PLAN				SHEET NO. SA 1		ISSUED TO B320081.10		DATE 12/18/16		BY B320081.10	
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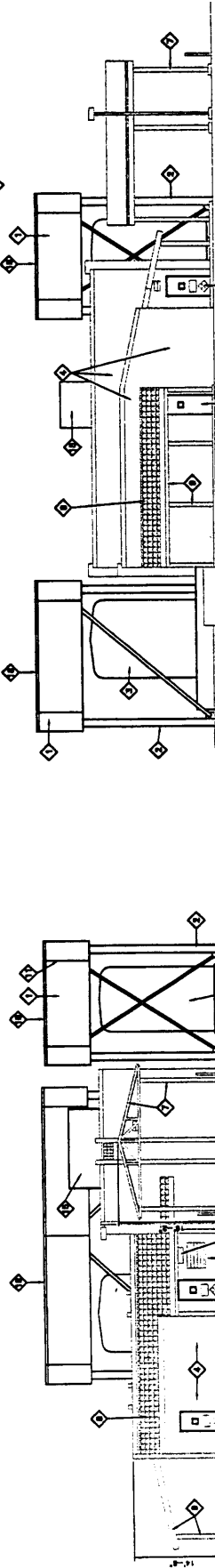
- GENERAL NOTES**
- SEE  FOR LEVEL OVER TRENCH.
  - CUT 6" OF EXISTING OUT UNDER CHAS.
  - CHAS. CUT SHALL BE REINFORCED.
  - CHAS. CUT SHALL BE REINFORCED.



3/20/2008 3/20/2008 3/20/2008	3/20/2008 3/20/2008 3/20/2008	3/20/2008 3/20/2008 3/20/2008	3/20/2008 3/20/2008 3/20/2008
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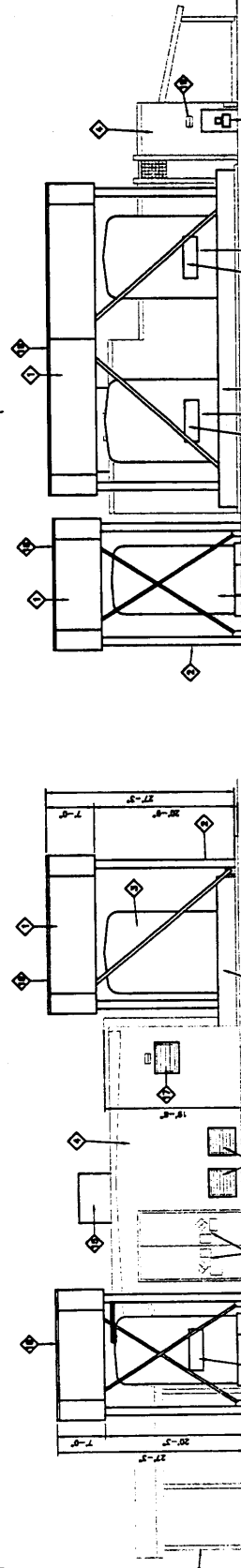
# KEY NOTES:

- 1 EXTERIOR WALL AND FINISH INTERIOR
- 2 STEEL STUD-COLOR ②
- 3 EXISTING CONCRETE COLUMN W/STUCCO
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**B WEST ELEVATION**  
SCALE: 1/8" = 1'-0"  
FILE: 12-003-001

**A SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
FILE: 12-003-001



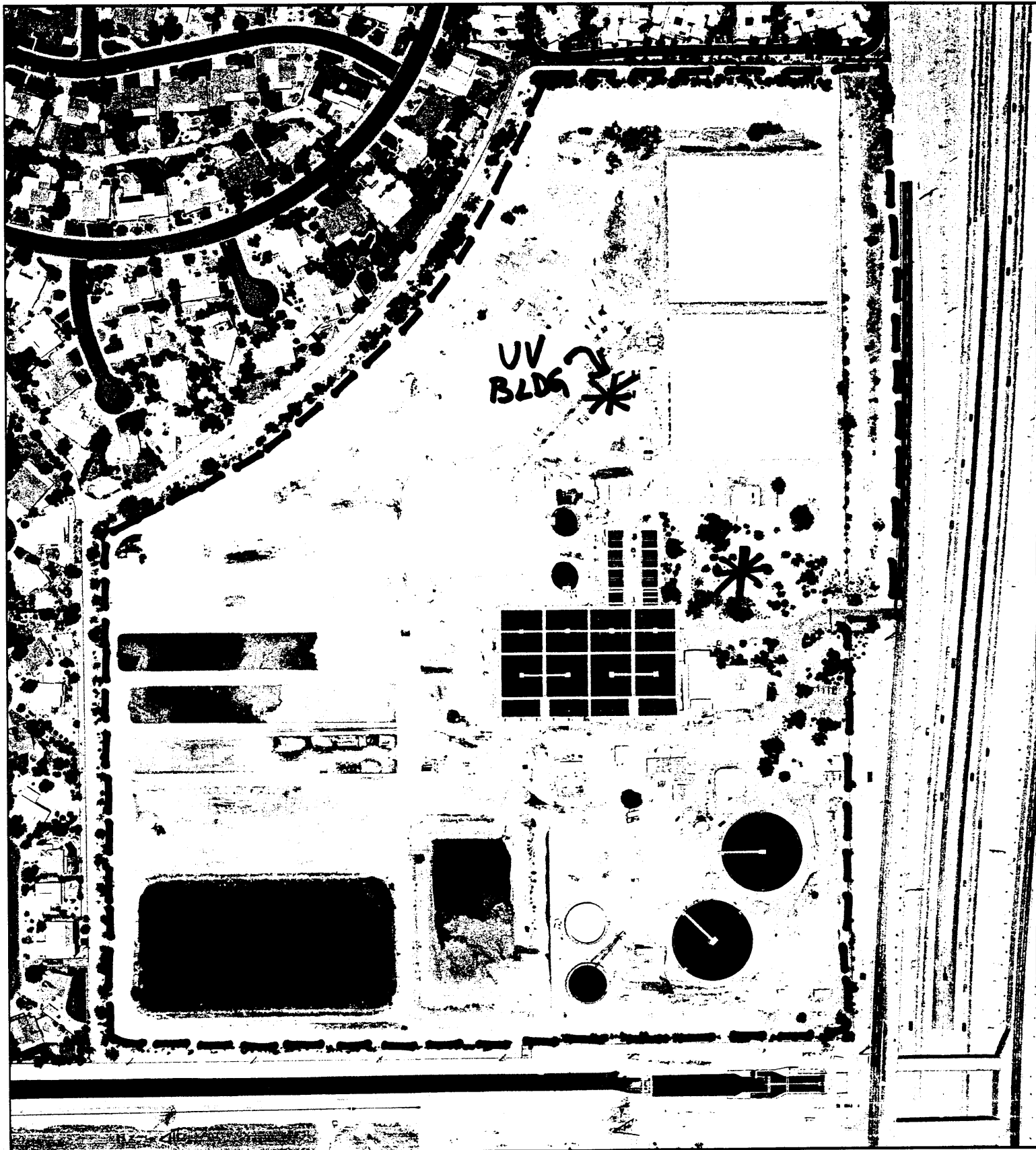
**C EAST ELEVATION**  
SCALE: 1/8" = 1'-0"  
FILE: 12-003-001

**D NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"  
FILE: 12-003-001

E<sub>2</sub>

PROJECT INFORMATION PROJECT NAME: INSPECTION TECHNOLOGY AND MANIPULATED LANE IMPROVEMENTS ARCHITECTURAL: CAROLLO INSPECTION BUILDING EXTERIOR ELEVATIONS SHEET NO. 003 of 170		CITY OF TAMPA
RECORD STAMP INFO		Sub-Consultant Logo Here
PROJECT NUMBER		PROJECT LOGO
DATE: 10/10/2012 TIME: 10:00 AM		PROJECT LOCATION: 1000 N. 10TH AVE., TAMPA, FL 33602

90% SCHEMATIC-NOT FOR CONSTRUCTION



F